

Joseph Carleton House
1052-1054 Potomac Street, N.W.
Washington (Georgetown)
District of Columbia

HABS No. DC-146

HABS
DC
GEO
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PHOTOGRAPHS
WRITTEN HISTORICAL AND DESCRIPTIVE DATA

Historic American Buildings Survey
Office of Archeology and Historic Preservation
National Park Service
801 19th Street, N.W.
Washington, D.C.

JOSEPH CARLETON HOUSE

Location: 1052-1054 Potomac St., N.W. (Georgetown), Washington, D.C. (Middle of the west side of west branch of Potomac St. which divides here around the Georgetown Market. Formerly called "Market Space" or "Market Street".)

Present Owner: Helmut Schade.

Present Occupant: Same.

Present Use 1050 (ground floor) used as furniture repair shop.
1052 (second and third floors) residence.

Statement of Significance: A very early 19th century building, in the heart of the old commercial area of Georgetown, that probably always was used for business (ground floor) as well as residence (above). Little altered.

PART 1. HISTORICAL INFORMATION

A. Physical History:

1. Original and subsequent owners: The following information is an incomplete chain of title to the land on which the house was built. The site is in Square 1186, lot 820, (old Square 16, lot 41, subplot 3) in the original area of Georgetown. The references are all to the Recorder of Deeds, District of Columbia.

1794 Deed March 12, 1794 recorded March 22, 1794 in
Liber A folio 497

Thomas Swearingan et ux Mary
To
Joseph Carleton

"Also lot 3, beginning at the end of 120 feet on the first line of lot 41,...and running thence east parallel to Fall [M] St. 76'8"...intercepting the line of Cedar Alley [Potomac St.] 120' southerly from Fall St., then by and with said line of Cedar Alley south parallel to first line of lot 41...42 ft., then west parallel to Fall 76'8" etc." This includes all but a 7' strip on the north side of lot 820. Carleton owned much of the land in this Square.

1795 Deed May 4, 1795 recorded June 5, 1795 in
Liber B folio 219

William King et ux Elizabeth

To
Joseph Carleton

Conveys lot 4, of lot 41 (Georgetown) beginning at end of 107' from first line of 41, then south 13' etc. This makes 120', and Liber AH folio 359 (1814) says our lot extends to this piece, on its north side. Thus lot 820 is now formed.

1812 Will of Joseph Carleton, dated April 18, 1812 recorded in Will Book 1, folio 207. Probated May 18, 1812.

1814 Deed December 24, 1814 recorded December 24, 1814 in Liber AH folio 359
John Laird, executor

To
Abraham Wingerd

The lot conveyed is 30' x 76'8" and begins 113 feet south of M Street, where the present house starts. A John Hollingshead bought the lot "with the improvements & appurtenances thereto" for \$1000 at public sale, and assigned it to Abraham Wingerd.

1820 Will of Abraham Wingerd, January 3, 1820, Will Book 3, folio 58. Leaves his estate to his wife and their children.

1849 Deed in Trust September 15, 1849 recorded September 22, 1849 in Liber JAS 6 folio 377
George W. Varnell et ux Mary Ann

To
John Marbury

"House and lot on west side of Market Space in Georgetown....beginning....at the end of 113 feet from the corner of Bridge Street and said space and running with the line of Market Space 31 feet to the northeast corner of a brick house now owned and occupied by Robert McPherson, then west and parallel with Bridge St. 76'6" to division line of lot #40 and #41 in the original plan of Georgetown, then with the said division line north 31 feet +," etc.

1851 Release April 30, 1851 recorded May 2, 1851 in Liber JAS 24, folio 31

John Marbury
To
George W. Varnell

2. Date of erection: about 1800. Joseph Carleton had obtained all the land of lot 820 by 1795 and the Georgetown Assessment records of 1800-07 (National Archives Microcopy 605, Group 351, roll 7) give the following information:

Joseph Carleton
1 house and lot 1200
furniture 80
(second assessment of period)
1 lot improved on Market Street 1200
Thus the house seems to have been built about 1800.

3. Architect: Unknown.
4. Original plans, construction, etc.: None known.
5. Alterations and additions: No major alterations seem to have been made.
6. Important old views: None.

B. Historical Events connected with the structure:

1. Joseph Carleton was postmaster of Georgetown from February 1, 1799 until February 1, 1803.
2. John Marbury: see HABS No. DC-154.
3. Washington Directories provide the following tenant information:

| | |
|------|--|
| 1915 | 1052, Eustace F. Marshall, John Anderson |
| | 1054, vacant |
| 1917 | 1052, John W. Shreve |
| | 1054, George W. Stark |
| 1919 | vacant |
| 1921 | 1052, Oscar W. Hayes |
| | 1054, John H. Snyder, express agent |
| 1923 | 1052, Charles S. Angel |
| | 1054, John H. Snyder, express agent |
| 1925 | 1052, Charles S. Angel |
| | 1054, vacant |
| 1927 | 1052, Charles S. Angel, Charles H. Caton |
| | 1054, vacant |
| 1929 | 1052, Benjamin Chamberlain |
| | 1054, vacant |
| 1931 | same |
| 1933 | same |
| 1935 | 1052, George Rorls |
| | 1054, vacant |
| 1937 | 1052, Curtis Lucas |
| | 1054, vacant |
| 1939 | 1052, Curtis Lucas |
| | 1054, Bernice Mason |
| 1941 | 1052, Curtis Lucas |
| | 1054, vacant |

1943-48 1052, Curtis Lucas
1054, Harmon Thomas
1954-56 1052, Ross Wheat, furniture repair
1054, same (owner)
1960-67 1052, James T. Williams, furniture repair
Helmut Schade, furniture refinisher
1054, Helmut Schade

C. Sources of Information:

1. Primary and unpublished sources: Recorder of Deeds, District of Columbia.
Georgetown Assessments, 1800-07, National Archives (Micro-copy 605, Group 351, roll 7).
2. Secondary and published sources: Washington city directories.
3. Likely sources not yet investigated: Further search of title.

Prepared by Daniel D. Reiff
Architectural Historian
National Park Service
September, 1967

PART II. ARCHITECTURAL INFORMATION

A. General Statement:

1. Architectural character: The Carleton House is a typical early 19th century building, representative of the combination shop and residence of that era. The interior is very simple and plain.
2. Condition of fabric: The building is in fair condition.

B. Description of Exterior:

1. Overall dimensions: Rectangular structure, 31'7" by 29'0", with an outdoor toilet attached to the north corner of the west side. Four bay facade; 2 1/2 stories, with basement half exposed at rear slope.
2. Foundation: Rubble.
3. Wall construction: Red brick in Flemish bond on the east elevation is now painted gray. On the west it is in common bond with headers every six courses. The north-south ends are parapet gable walls: the south one is flashed, the north one is not. Part of the north wall and all the south is stuccoed. The north wall is cracking and separating from the shop.

4. Framing: Brick load bearing walls.
5. Porches, stoops, bulkheads, etc.: A small wooden platform supported by a brick podium (which incloses the outdoor toilet) is the porch for the door on the north corner of the west side. An areaway with a concrete floor and brick retaining wall runs the length of the west elevation. Rubble basement walls are evident.
6. Chimneys: Inside the apex of each gable, there is a common bond red brick chimney with terra cotta flues. The south one is a bit higher with two corbeled courses at the top.
7. Openings:
 - a. Doorways and doors: The east elevation has two, six panel wooden doors in wooden frames with single light transoms under flat brick arches. The various west elevation doors have wooden lintels. At the basement level are two doors: a nine light over one panel wooden door (south) and a second wooden door (north) the top of which contains a fan and air conditioner. On the first floor also are two doors: each is six panel, wood, but the southern one has an exhaust fan above it.
 - b. Windows and shutters: Six over six double hung wooden sash windows occur on the top two and a half stories. On the east side second floor the windows are under flat brick arches with stone sills and flanked by green double panel fixed louver wooden shutters. The lower windows have no shutters. The west side has three types: windows under flat brick arches with wooden sills; windows under steel lintels with brick sills; and a group of three six light windows on the basement level with one fixed window flanked by two casement windows. No shutters. The 6/6 dormer windows are flanked by center hinged, two over two panel wooden moveable louver shutters painted green.
8. Roof:
 - a. Shape, covering: North-south gable roof with metal covering painted gray.
 - b. Cornice, eaves: Contained between the gable walls, the east cornice consists of three corbeled courses, the center one dogtoothed, formed by bricks set at a 45 degree angle to the face of the wall. Protruding above this cornice is a curved metal gutter. The western cornice is formed by three corbeled courses with a deteriorating gutter hanging down from the south end. The gable walls (north and south)

extend above the roof. The south gable is flashed, but the north one is not and is in poor condition.

- c. Dormers, cupolas, towers: Roof has two simple dormers on the east slope, and two on the west with center-hinged 4 panel louvered shutters.

C. Description of Interior:

1. Floor plans:

- a. First floor: Two rectangular rooms, running north-south.
- b. Second floor: Stair hall along the north end; living room along the east side, and a similar room along the west side now divided into bath, toilet and kitchen.
- c. Third floor: Stair hall along the north end; remainder of the floor is open, except for a small toilet built into the northeast corner of the room.
- d. Basement: Two rectangular rooms running north-south, as on the first floor.

- 2. Stairways: Ten inch wooden treads above 7 1/2 inch risers form the stairway, which rises along the interior of the north wall. An oval shaped wooden handrail is supported by small square balusters and well carved round newels.
- 3. Flooring: Wooden planks of six and eight inches wide are the flooring on the second floor with newer narrower flooring on the first. The basement has a concrete floor.
- 4. Wall and ceiling finish: The walls and ceilings have plaster and plasterboard finishes throughout. Some wood paneling appears on the second floor.
- 5. Doorways and doors: Well handled architraves enclose the six panel wooden doors, and the windows.
- 6. Decorative features and trim: Well carved base and chair moldings appear on the top two floors.
- 7. Notable hardware: None.
- 8. Lighting: Incandescent lamps and fluorescent ceiling lights.
- 9. Heating: Gas heaters with blowers, fireplaces with simple wooden mantels, and an oil burning cast iron stove.

D. Site:

1. General setting and orientation: The house faces east, and stands just west of the old Georgetown Market. Located on Potomac Street between the Chesapeake and Ohio Canal and M Street, it was formerly in the center of the commercial activities.
2. Enclosures: A white wooden broken pediment crowns a metal grid gate which closes the alley on the south side.
3. Outbuildings: None
4. Walks: The alley on the south side has concrete pavement. On the east the shop is bordered by a flat common bond red brick walk.
5. Landscaping: To the north is a vacant lot, and there is a storage yard to the west with a flat red brick basket weave pavement.

Prepared by William R. Gwin
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National Park Service
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